

Joseph Day
Auctioneer, Inc.

Even Though Lorillard Spencer Lots Sell for Only \$50 Each they must be Sold "at your own price," because The New York Public Library needs the money and does not need the Lots—

THIS IS YOUR OPPORTUNITY!



This Map Shows

why I have advertised the Lorillard Spencer Estate as a most exceptional New York City waterfront property—a millionaire's home seat now to be divided into building lots, 25 x 100 ft. each—and to be sold in separate lots without restrictions, other than the zoning law.

Go To-Day

with your family to the LORILLARD SPENCER ESTATE and Pelham Bay Park and investigate this wonderful opportunity to buy a lot—a home site—in this rapidly growing neighborhood where, with these wonderful advantages, you can build any type house that your means permit; and, if you begin to build before April 1, 1923, you will gain all the advantages of the tax exemption law. Be sure to walk through the LORILLARD SPENCER ESTATE and inspect the beautiful 25x100 foot Long Island Sound waterfront lots and the wonderful 25x100 foot lots adjoining the waterfront lots.

Take Lexington Ave. subway (Pelham Bay Park branch) to Pelham Bay Park station. Tear out this map and take it with you. Study for yourself all the exceptional advantages I have told you of, and see with your own eyes they are exactly as stated.

I want you to realize that these LORILLARD SPENCER ESTATE lots are NOT being sold by, or for, speculative private interests, but "at your own price" for the LORILLARD SPENCER ESTATE and the benefit of THE NEW YORK PUBLIC LIBRARY. The terms of sale are as exceptional as the property—Think of being able to get your mortgage at 3½% interest.

THE NEW YORK PUBLIC LIBRARY has not the slightest interest in holding on to these splendid lots for the higher values of the future. THE NEW YORK PUBLIC LIBRARY needs money—lots of money—for the maintenance of the great NEW YORK PUBLIC LIBRARY at 5th Ave. and 42d St. It will get some of the money it needs from the sale of these unrestricted MONEY-MAKING, 25x100 foot, LORILLARD SPENCER Lots. THE NEW YORK PUBLIC LIBRARY, as well as the LORILLARD SPENCER ESTATE heirs, want the use of the money tied up in this great property that was purchased, 75 years ago, by Lorillard Spencer 1st, for use as his "Country" Estate.

Now—with the Pelham Bay Park station on the 5-Cent Fare Lexington Ave. subway almost at the property, and the home-seekers of New York looking about everywhere to buy unrestricted waterfront building sites for modest homes and bungalows, the time has come to sell to the home-seeking public at their own price.

LORILLARD SPENCER and THE NEW YORK PUBLIC LIBRARY have not the slightest interest in protecting the property. They have ordered me to sell these 1,200 unrestricted, 25x100 foot, MONEY-MAKING lots, regardless of price, and that is what I am going to do next Thursday.

Can't you see the MONEY-MAKING possibilities in buying a few of these LORILLARD SPENCER LOTS at your own price?

Absolute Auction, Columbus Day, Next Thursday, Oct. 12th

On the Premises, Rain or Shine, at 2 P. M. and 8 P. M. and daily thereafter, including Next Saturday, Oct. 14th

1200 Pelham Bay Park 25x100 ft. New York City LOTS

Two Dwellings and Six Other Buildings

To be Sold for The Estate of Lorillard Spencer

and for the benefit of

THE NEW YORK PUBLIC LIBRARY

Title Policies Free—Lawyers' Title & Trust Co.

Send To-day for Illustrated Bookmap Containing Full Details of Sale

75% on mortgage at 5% or 70% at 4½%

50% on mortgage at 3½% or 60% at 4%

The Trustees of Columbia University

have instructed me to sell

COLUMBIA OVAL



Seal of Columbia College

In 225 Separate, East Bronx, New York City Lots On and near Gun Hill Road and Bainbridge Avenue FOR WHATEVER THEY MAY BRING AT

Absolute Auction

This strategically located property, dedicated for many years to use as an Athletic Field, is to be sold, in separate lots, to those who appreciate its remarkable location, only three blocks from Van Cortlandt Park, in a 5-Cent Fare Zone, at the hub of four nearby East and West Side subway and "L" stations on the Jerome, 6th and 9th Ave. lines, the Webster Ave. extension of the 3rd Ave. "L," and the White Plains Ave. subway, and just beyond the picturesque Reservoir Oval.

Gun Hill Road, "the 42nd St. of the Bronx," is a growing business thoroughfare on which the property has a large frontage, as also on Bainbridge Ave., another business highway. Other streets and avenues on which the lots face are restricted, under the Zoning Law, to residential use.

The reason for this sale is that Columbia University recently acquired new and larger athletic grounds (Baker Field) at Broadway and 218th St., and has no further use for Columbia Oval. The sale will be held on

Thursday, Oct. 26th

in the Exchange Salesroom, 14 Vesey St., Manhattan, at 12 o'clock noon

75% ON MORTGAGE at 6%; or 50% at 4½% Title Guarantee & Trust Co. Policies Free

VISIT THE PROPERTY TO-DAY: Take 6th or 9th Ave. "L" or Jerome Ave. subway to Moshulu Parkway station; walk north to Gun Hill Road and the property; or take 3rd Ave. "L" and Webster Ave. extension to 210th St. and walk one block north to property; or White Plains Avenue subway to 211th St. (Gun Hill Road) station and walk west to property.

JOHN B. PINE, Attorney, 63 Wall St., New York City

The Belleclaire Golf and Country Club-- At Bayside

occupies one of the finest locations along Rocky Hill Road, at Bayside, Borough of Queens, 26 minutes from the Penn Station, with 60 trains, to and from, daily, at 15c per trip by commutation. This splendid Golf Course and Club House are right at the foot of Bell Ave., a few blocks from Broadway (location of Terminal Station on extension of Queensborough-Corona subway, as proposed by Mayor Hylan), and about half a mile from the L. I. R. R. station at Bayside. Immediately adjoining the Club is the one time

Estate of William L. Peck 300 BAYSIDE LOTS New York City

To be sold separately

Also Attractive Frame Dwelling and Outbuildings

Absolute Auction

On Premises—2 P. M.—Rain or Shine

Saturday, Oct. 21st

60% On Mortgage at 4½%; or 50% Lawyers' Title & Trust Co. Policies Free 4%

Go TO-DAY, and inspect this property "with a future": Take L. I. R. R. from Penn. Station to Bayside, and go by way of Bell Ave. direct to Rocky Hill Road and the property.

RICHARD S. BYRNS, Atty., 149 Broadway, N. Y. City

By Order of the Court of Chancery of the State of New Jersey

I will Sell at

Receivers' Sale

260 FINELY LOCATED RESIDENTIAL PLOTS

"45 minutes from Broadway" at

RIDGEWOOD, N. J.

on Main Line of Erie R. R. Convenient to Ridgewood and Hohokus Stations.

These splendid home-building sites, in the commuting zone, are located on high, dry and well drained land, in a finely improved residential section, on Upper Boulevard, Hillcrest Road, Avondale Road, Morningside Ave. and other residential streets, at upper Ridgewood, N. J.

Sale will be held on the premises, at 2 P. M., rain or shine,

Saturday, Oct. 28th

By order of FREDERICK A. TETOR, Receiver of Wilsey Realty Co.

70% may remain on mortgage

JULIAN C. HARRISON, Atty., 16 Exchange Place, N. Y. City.

Hoboken, N. J., Industrial Sites

TO BE SOLD BY

U. S. WAR DEPT.

510 Lots and Plots and Two Buildings

ON AND NEAR

Seven Trunk Line Railroads

on Ferry St., Willow Ave., Madison St., Harrison St. and adjacent highways

PUBLIC AUCTION

Hoboken Armory, City Hall, Hoboken, N. J.

Thursday, Oct. 19th, at Noon

70% ON NEW JERSEY TITLE GUARANTEE AND TRUST CO. POLICIES FREE.

CAPT. C. D. O'NEAL, U.S.A.

Vice-Pres. and General Manager Hoboken Shore R.R.

G. F. FUGAZZI

Associate Auctioneer 105 Willow Ave., Hoboken, N. J. Tel. Hoboken 1841-2

WEST BRONX

UNIVERSITY HEIGHTS

RECEIVERS' SALE

By order of George F. Dutcher, Julian F. Fairchild and John L. Sherwood, Receivers Atlantic Dock Co., in Liquidation

ABSOLUTE AUCTION

12 o'clock noon, Exchange Salesroom, 14 Vesey St., New York City

TUESDAY, October 24th

to close out the

60 University Heights LOTS West Bronx

Comprising the Entire Block bounded by West 170th St., Featherbed Lane, Nelson and Shakespeare Aves., on direct line with Washington Bridge; midway between 170th St. and Mt. Eden Ave. (Belmont St.) stations on Jerome and Lexington Ave. subways, with 6th and 9th Ave. "L" connections.

66 2-3% on Mortgage. Title Guarantee & Trust Co. Policies Free. CULLEN & DYKMAN, Attys., 177 Montague St., Brooklyn, N. Y.

Send for Bookmaps

67 Liberty Street, N. Y.

Joseph Day
Auctioneer, Inc.

Phone Cortlandt 0744

Send for Bookmaps